GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam – Change of Land Use from Agricultural and Recreation zone use to Residential use to an extent of Ac. 7.50 cts. in Sy.No.294/1A,1B Part of Appikonda Revenue Village (GVMC area), Pedagantyada Mandal Visakhapatnam District - Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 122 Dated: 28-03-2017
Read the following:-

1. From the VC, VKPCPIR-SDA, Visakhapatnam, Lr.Rc.No.687/2013/L6, Dated:12.07.2016.
2. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.304348/H2/2016-1, Dt.24.01.2017.
4. Notification No.967, Dt:31.01.2017 published in Part-I of AP Gazette.
5. From the VC, VKPCPIR-SDA, Visakhapatnam, Lr.Rc.No.687/2013/L6, Dated:14.03.2017.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 3rd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.967, Part-I, Dated:31.01.2017. In the letter 5th read above the Vice Chairman, Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, M/s HNPCL has paid CLU charge. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam,
3rd Floor, Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam.

Copy to:
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SC/SF.

// Forwarded By Order //

SECTION OFFICER.

APPENDIX

NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

... 2.

VARIATION

The site falling in Survey Nos. 294/1A, 1B of Appikonda Village, Pedagantyada Mandal, Visakhapatnam District and measuring an area of Ac.7.50 Cts. The boundaries of which are given in the schedule below, which was earmarked for Agriculture & Recreational Open Space Use in Master Plan of Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Residential Use by variation of change of land use, which was shown in Visakhapatnam Metropolitan Region and which is available in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam, subject to the following conditions; namely:-

1. to collect 33 % compounding fees as the applicant has already constructed the building in the site area duly ensuring the structures in conformity with G.O.Ms.No.168, Dt.07.04.2012.
2. the applicant shall pay the development / conversion charges to the in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam.
3. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam /Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. any other conditions as may be imposed by Vice Chairman, in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : 40'-0" wide road connecting to steel plant (2nd gate of Appikonda)

South : Land Belongs to HNPCL Plant

East : Land Belongs to HNPCL Plant

West : Land Belongs to HNPCL Plant

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER.